

**IN THE UNITED STATES BANKRUPTCY COURT
FOR THE WESTERN DISTRICT OF PENNSYLVANIA**

IN RE: Emanuel R. Mori Debtors Community Loan Servicing, LLC Movant v. Emanuel R. Mori and Ronda J. Winnecour, Esquire Respondent	18-21179 CMB Chapter 13 Proceeding
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CONSENT ORDER FOR RELEASE OF FUNDS

NOW, comes Community Loan Servicing, LLC (Creditor) by and through its counsel, Karina Velter, and Emanuel R. Mori (Debtor) through counsel, Bryan P. Keenan, and agree as follows;

1. On June 6, 2018, a Proof of Claim was filed by Bayview Loan Servicing, LLC and docketed as Claim #13. The Total Claim amount listed was \$443,540.54 and the total pre-petition arrearage listed in the claim was \$46,117.63.
2. The Creditor changed their name from 'Bayview Loan Servicing, LLC' to 'Community Loan Servicing, LLC' that became effective on September 28, 2020.
3. On July 19, 2023, the Chapter 13 Trustee notified counsel that she is holding funds in the amount of \$30,867.47, which had been mailed to Community Loan Servicing, LLC, in two checks issued in December 2022 and January 2023, but were returned as undeposited.
4. The parties agree that the Trustee will make one last attempt to distribute \$30,867.47 to Creditor. If funds are returned or if the check remains uncashed and becomes stale, the Trustee shall, without further order of Court, refund the funds to the Debtors.
5. The Trustee shall mail the check to Creditor at the following address:

Community Loan Servicing, LLC
4425 Ponce de Leon Blvd. 3rd Floor
Coral Gables, FL 33146

STIPULATED AND AGREED TO BY:

/s/ *Karina Velter, Esquire*
Karina Velter, Esquire Counsel
for Creditor

/s/ *Bryan P. Keenan, Esquire*
Bryan P. Keenan, Esquire Counsel
for Debtor

/s/ *Owen Katz, Esquire*

Owen Katz, Esquire
Staff Attorney for Chapter 13 Trustee

On this _____ day of _____, 2023, approved by the Court.

United States Bankruptcy Judge
Carlota M. Bohm